

# DEL CAMINO CENTRAL

TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO  
SHEET 1 OF 2

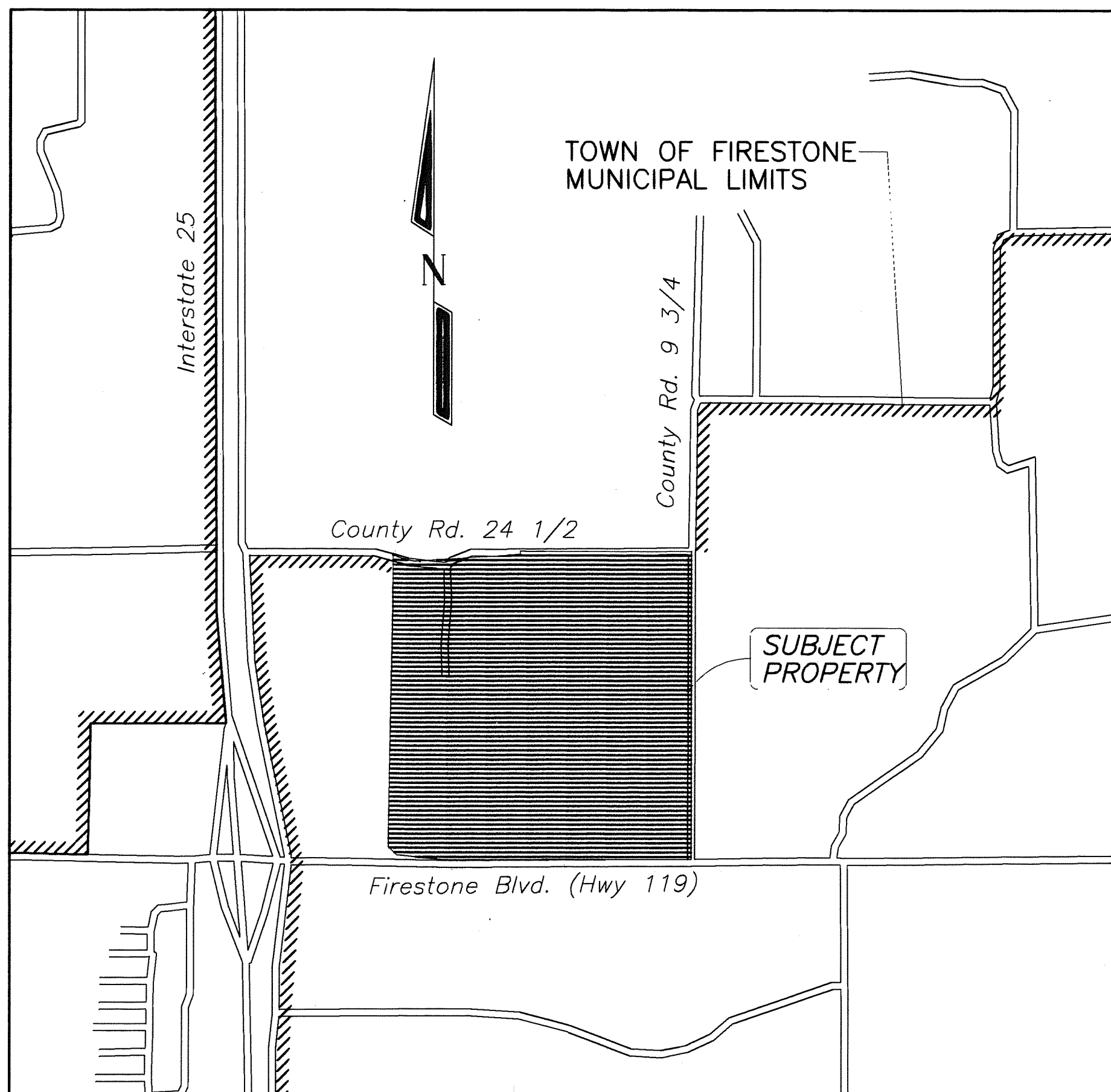
3826657 02/23/2012 11:27A Weld County, CO  
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

## DESCRIPTION OF DEL CAMINO CENTRAL

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2 TO BEAR SOUTH 89°54'42" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE NORTH 00°34'26" EAST, COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FIRESTONE BOULEVARD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52'06" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF FIRESTONE BOULEVARD, A DISTANCE OF 866.01 FEET; THENCE NORTH 84°01'46" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF FIRESTONE BOULEVARD, A DISTANCE OF 381.34 FEET; THENCE NORTH 47°06'58" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF FIRESTONE BOULEVARD, A DISTANCE OF 157.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF I-25 FRONTAGE ROAD AND THE SOUTHWEST CORNER OF LOT 12, BLOCK 1, DEL CAMINO JUNCTION BUSINESS PARK P.U.D.; THENCE NORTH 00°07'30" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 12 AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 884.13 FEET AND A CENTRAL ANGLE OF 16°40'04", THE CHORD OF WHICH BEARS NORTH 08°29'51" WEST, A DISTANCE OF 256.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND COINCIDENT WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 257.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 73°06'13" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 87.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE NORTH 01°01'30" EAST, COINCIDENT WITH THE EAST LINE OF SAID DEL CAMINO JUNCTION BUSINESS PARK P.U.D., A DISTANCE OF 1655.71 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 00°21'10" EAST, COINCIDENT WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 2 AND THE EAST LINE OF DEL CAMINO JUNCTION BUSINESS PARK P.U.D., A DISTANCE OF 448.03 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN DEED RECORDED AS RECEPTION NO. 2953943 BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 410.37 FEET AND A CENTRAL ANGLE OF 33°14'10", THE CHORD OF WHICH BEARS SOUTH 76°55'01" EAST, A DISTANCE OF 234.72 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 238.05 FEET; THENCE NORTH 86°27'54" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 271.24 FEET; THENCE NORTH 86°15'08" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 460.15 FEET; THENCE NORTH 86°25'47" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 134.00 FEET TO A POINT 30.00 FEET SOUTH OF THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°57'14" EAST, PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 216.23 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°58'24" EAST, PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 1300.71 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 00°43'17" WEST, COINCIDENT WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2567.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FIRESTONE BOULEVARD; THENCE SOUTH 89°54'42" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF FIRESTONE BOULEVARD, A DISTANCE OF 1294.06 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 6,682,735 SF OR 153.415 AC, MORE OR LESS.



VICINITY MAP  
SCALE: 1"= 1000'

## Project Concept

It is the intent of this ODP to provide for a "highest and best" use of the property. This use will be determined by factors such as the timing and type of development taking place adjacent to or in proximity of this site, as well as ongoing market conditions. Due to these variables, this ODP seeks to establish a combined land use of Regional Commercial (RC) and Employment Center (EC). These uses are compatible with the adjacent land uses, and will work together with these neighboring sites to further create a stronger commercial and employment area. Additionally, Arbor Street will provide mobility for the Town of Firestone, as well as direct access to the site. As the site develops and takes form, it may become apparent that an opportunity to include some residential uses in the site are available. Should these opportunities present themselves, an updated ODP will be submitted designating the area and type of residential construction.

## Regional Impacts

This project was annexed into the Town previously with a prior ODP as well, designating land uses of both RC and EC. Thus, the impacts that will be created by this site have already been anticipated by the Town. In anticipation of the impacts, some infrastructure improvements have been constructed both on site and offsite. Additionally, further infrastructure improvements on site will be constructed to service the site, as well as improve mobility through the Town. The completion of this project will work together with neighboring land uses to further strengthen the area as both an employment and commercial area, and provide a strong tax base for the Town of Firestone.

## OWNER INFO

SAND LAND, INC. &  
SAND LAND PROPERTIES, LLC  
8120 GAGE STREET  
FREDERICK, CO. 80534  
PHONE: (303) 666-6657  
EMAIL: N/A

## APPLICANT INFO

VARRA COMPANIES  
ATTN: BRAD JONES  
8120 GAGE STREET  
FREDERICK, CO. 80534  
PHONE: (303) 666-6657  
EMAIL: bjones@varracompanies.com

## Environmental Information

Oil and gas wells and appurtenances are located at various locations throughout the site, which are identified on the existing conditions map. No new additional oil or gas facilities are planned for the site. An existing irrigation ditch runs through the site which will possibly be piped as development of the site occurs. Stormwater drainage and management will be designed per the Town of Firestone guidelines as the site becomes developed. A portion of this site has been previously used for aggregate mining and no known archeological or other environmental issues are apparent.

## Utilities

Water: Town of Firestone  
Sewer: Saint Vrain Sanitation District  
Gas: Source Gas  
Electric: United Power  
Cable: Comcast  
Telephone: Century Link

## Grading Concept

At this time a final grading concept for the site has not been developed. The grading will be designed to maintain the current general direction of onsite drainage, supplemented by storm sewer and detention facilities where appropriate. Grading will be designed to achieve a cut fill balance as is reasonably possible for the site. Likewise grading will be designed to work with the neighboring properties and roadways.

## Service requirements

Police: Town of Firestone  
Fire Protection: Frederick-Firestone Area Fire Protection District  
Recreation: Carbon Valley Recreation  
School: Weld County RE 1

## Circulation Systems

The primary access points for this site will be from the north and south via Arbor Street. Secondary access will be available from Union Street on the west side of the site, as well as any direct site access points off of the adjacent roadways.

## Board of Trustees Approval Block

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this

14<sup>th</sup> day of December, 2011 by Resolution No. 11-35

CH A  
Mayor

Judy L. Hegwood  
TOWN CLERK



## Acceptance Block and Notary

By signing this ODP, the owner acknowledges and accepts all of the requirements and intent set forth herein.

Pasquale Vatta  
OWNER

Christopher L. Vatta  
OWNER

STATE OF COLORADO }  
COUNTY OF WELD }SS

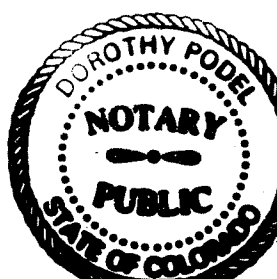
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of January, 2012.

By Pasquale Vatta, Jacqueline Vatta, Christopher L. Vatta

Witness my hand and official seal

Dorely Podel  
Notary Public

10/31/12  
My commission expires



## SHEET INDEX

SHEET 1 OF 2 ODP COVER  
SHEET 2 OF 2 ODP MAP

DEL CAMINO CENTRAL	
COVER SHEET	
NAME OF APPLICATION:	DEL CAMINO CENTRAL
TYPE OF SUBMITTAL:	ODP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	10/18/11
REVISION DATE:	12/14/11
REVISION DATE:	
REVISION DATE:	
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Sheet 1 of 2	

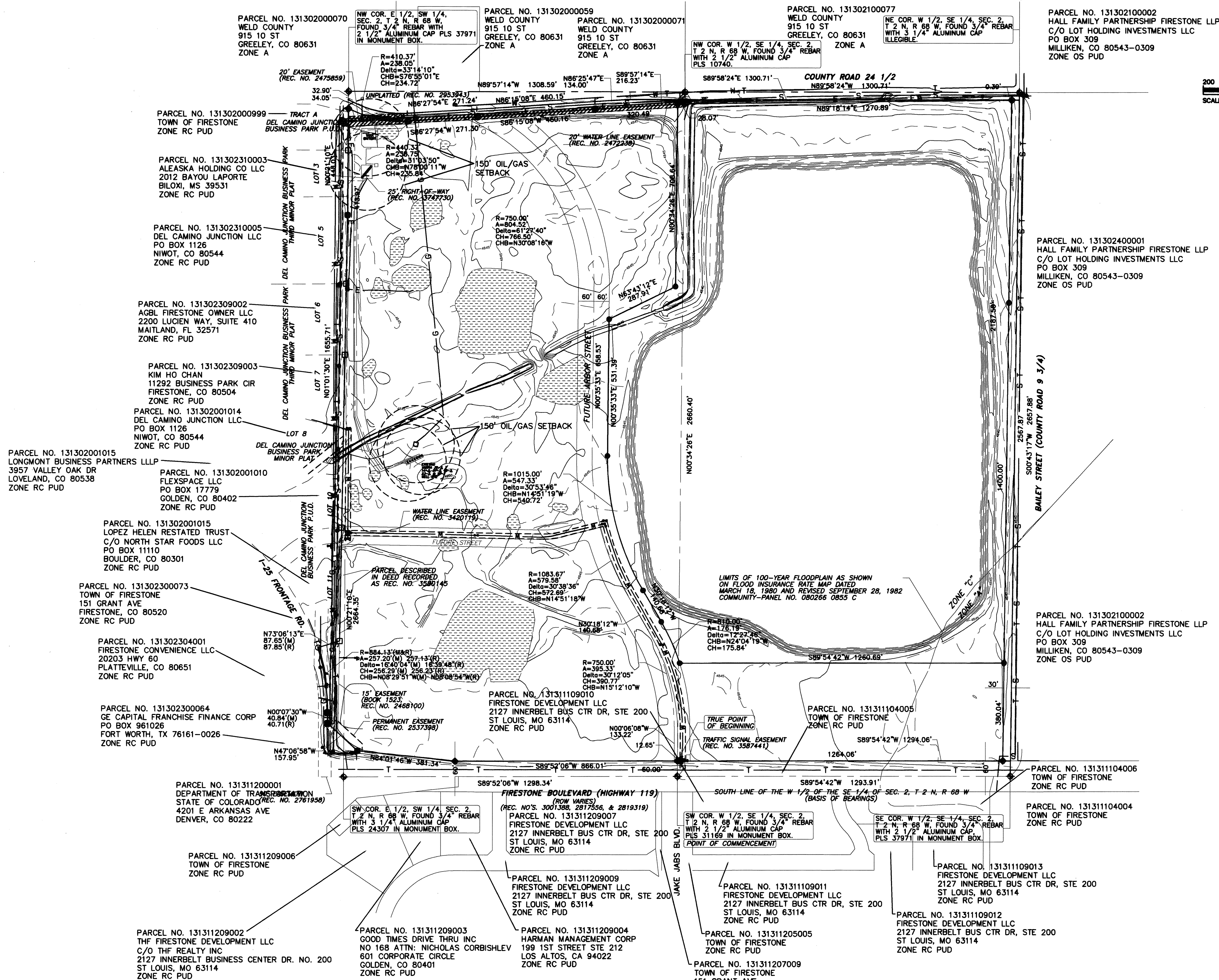


OUTLINE DEVELOPMENT PLAN – MAP & NOTES SHEET

# DEL CAMINO CENTRAL

TOWN OF FIRESTONE  
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SHEET 2 OF 2

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## Land Use and Zoning

This site was previously annexed into the Town of Firestone. This ODP seeks to reestablish the approved land use via the previous, but expired, Del Camino Central ODP. The land uses in this ODP are Employment Center (EC) and Regional Commercial (RC). It is intended to maintain the greatest flexibility in determining the "highest and best" use of the property throughout the life of the development. Therefore, as this site develops, as well as the neighboring sites, an opportunity to develop residential property may present itself. In the event that a residential component to this site makes economic sense, a revised ODP highlighting this residential component will be submitted.

## Density

Densities for this site will be in accordance with those stated in the Town of Firestone Development Regulations for Employment Center (EC) and Regional Commercial (RC).

## Building Height

Buildings that are developed will be in accordance with the maximum building height designations as outlined in the Town of Firestone Development Regulations. The building heights will be governed by the land use type, either EC or RC, that the the building is located on.

## Land Use Table

Land Use Category	Acres	Percent
EC/RC	150.524	98.12%
ROW (EC/RC)	2.891	1.88%
Total	153.415	100%

## Development Schedule

Del Camino Central is anticipated to be developed over a period of 20 years.

## Park Development

Park and open space development will meet the 8% requirement as stated in the original Del Camino Central annexation agreement.

## Private Maintenance and Enforcement

As development occurs, those portions of the site required to have specific maintenance, or other enforcements, will be identified and agreements created at the time the Plat, and future Final Development Plans are developed. These would include areas not owned by the town and operated by a Commercial Owner's Association.

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ODP MAP & NOTES	
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